

ORDINANCE NO. ____ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SW CORNER OF MANSFIELD ROAD AND HOYTE DRIVE, SHREVEPORT, CADDO PARISH, LA, FROM B-1, BUFFER BUSINESS DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the SW corner of Mansfield Road and Hoyte Drive, legally describe as Lots 1 and 2, Gautier Subdivision, Shreveport, Caddo Parish, LA., be and the same is hereby changed from B-1, Buffer Business District to B-2, Neighborhood Business District .

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-67-11
Sam P. Gautier, D. D. S.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT –SEPTEMBER 7, 2011**

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CASE NO: C-67-11; 9125 & 9129 Mansfield Road
APPLICANT: SAM P. GAUTIER, D.D.S.
LAND OWNER: Same
LOCATION: SE corner of Mansfield Road and Hoyte Drive
ZONING: B-1 to B-2
PROPOSED: Pet grooming or other uses within this zoning classification

District: E/Webb
District: 10/Cox

GENERAL INFORMATION:

- The applicant is requesting to rezone these 2 lots from B-1 to B-2.
- This rezoning would allow the building on the corner (9125 Mansfield Road) to be leased for a dog grooming business and the structure to the south (9129 Mansfield Road) to be used for retail sales.
- To the east of this site is B-1 zoning with B-2-E (for a B-3 use) abutting this property to the south.

SITE PLAN CONSIDERATIONS:

- The 2 structures together are 2,510 square feet and requires 13 parking spaces; 15 spaces are provided.
- The site was developed prior to the landscaping ordinance and is paved to the front property line. Landscaping is provided on site, but mostly around the structures.
- The site is located on the Mansfield Road access road.

PUBLIC'S ASSESSMENT

There was no opposition present.

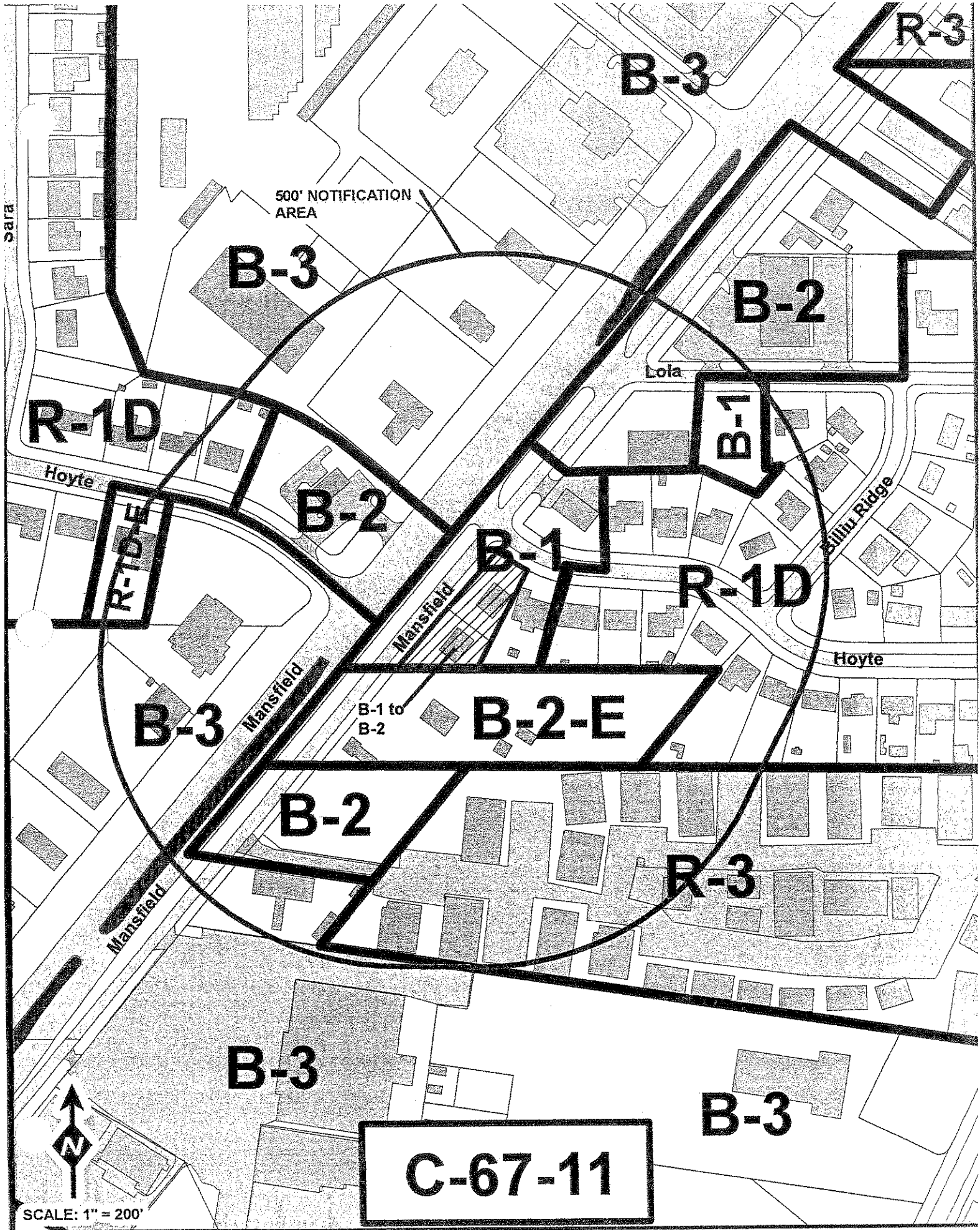
BOARD'S DECISION

The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



500' NOTIFICATION
AREA

R-3

B-3

B-3

B-2

R-1D

Lola

B-1

Hoyte

B-2

B-1

Billu Ridge

R-1D

R-1D-E

Mansfield

Hoyte

B-3

B-1 to
B-2

B-2-E

B-2

R-3

Mansfield

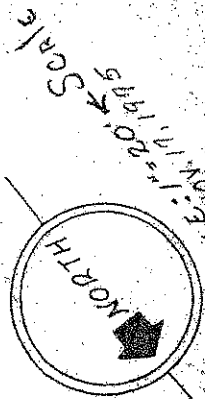
B-3

B-3

C-67-11

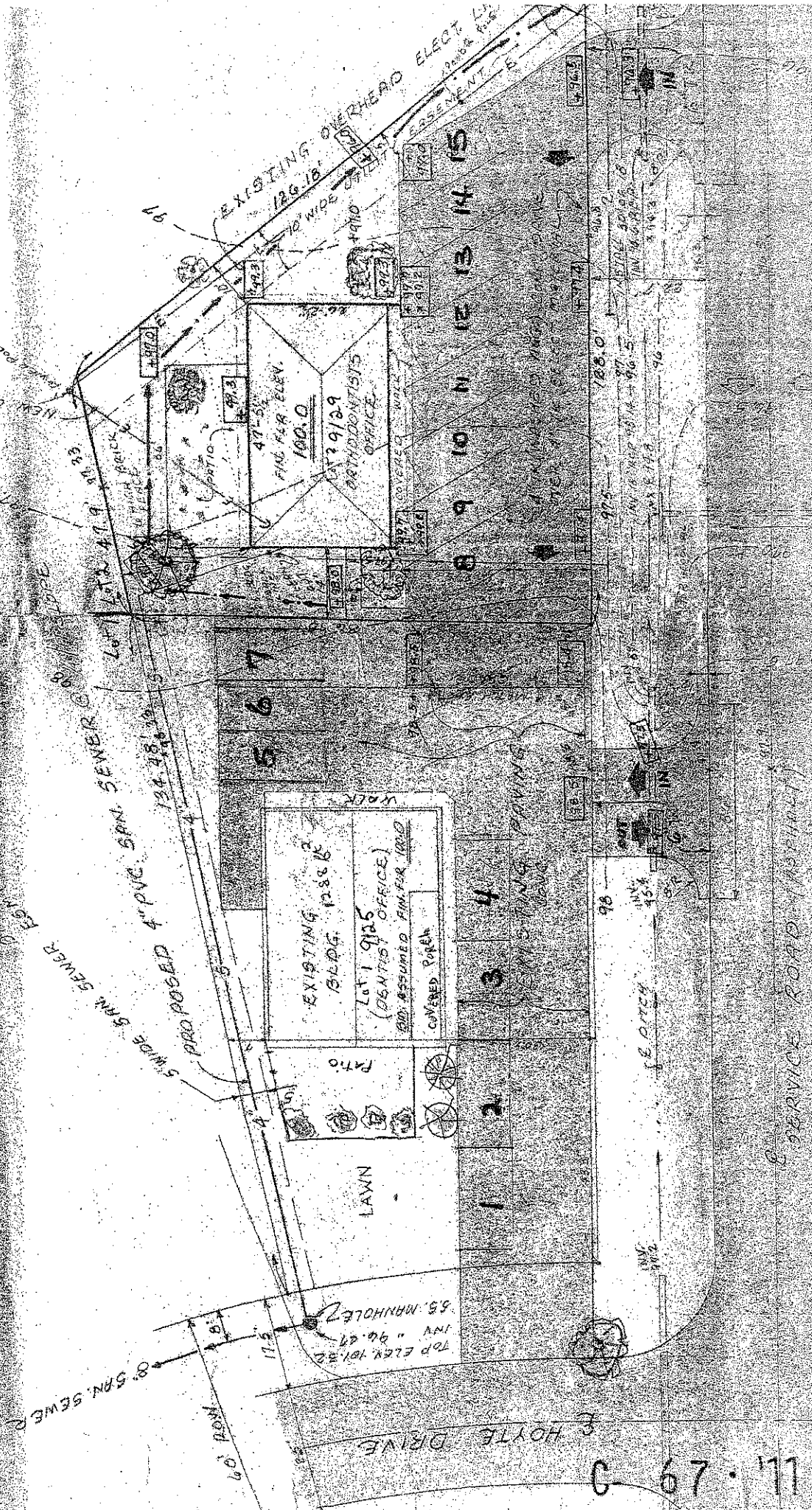


SCALE: 1" = 200'



SCALE: 1"=20' Scale
DATE: NOV. 17, 1995

1288
6.4
10.5



APPLICATION:

CITY CASE

PARISH CASE

APPLICANT'S NAME:

Sam P. Gantier, DDS

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

3705 BLEDSON RD.

PHONE: 318-925-0978

(between 8:00 & 5:00)

KEITHVILLE, LA.

ZIP CODE: 71047

FAX #

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

B-2

MPC APPROVAL



SITE PLAN



PBG APPROVAL



PUD APPROVAL



PROPOSED USE:

DOG GROOMING CLINIC

EXISTING USE:

VACANT

FORMER

DENTAL

CLINIC

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED:

NONE

REASON FOR APPLICATION (justification for zoning change):

PROVIDE LOCATION FOR

Small Business

ADDRESS OF SITE:

9125 MANSFIELD RD.

ASSESSOR'S ACCOUNT NUMBER:

161403-024-0001-00 AND 16140240002

Found on tax notice - example; 171413-057-0047-00 161402400020C

LEGAL DESCRIPTION:

Lot 1 Gantier Sub.

Lot 2 Gantier Sub.

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Sam P. Gantier

Name

3705 BLEDSON RD

Address

KEITHVILLE, LA.

Signature

71047

Lynn R Gantier

Name

3705 BLEDSON RD

Address

KEITHVILLE, LA.

Signature

71047

Name

Address

Signature

Lynn R. Gantier

C- 67 - '11

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: SAM P. GAUTHIER D.D.S.

NATURE AND DESCRIPTION OF BUSINESS: DOG GROOMING CLINIC

RETIRED DENTIST

RETAIL SALES

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

_____ ERROR (there is a manifest error in the Zoning Ordinance)

_____ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

_____ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

_____ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: _____

SQUARE FEET OF STRUCTURE(S) Lot 1 1288 Lot 2 1222

PARKING SPACES REQUIRED: 6.44 SPACES PROVIDED: 7-10

HOURS OF OPERATION (state proposed hours) 8am to 5pm

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM, ✓
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? _____ IF NOT - WHAT IS THE SOURCE OF WATER? _____

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? _____ IF NOT - WHAT IS THE SOURCE OF SEWER? _____

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? _____

C- 67 - '11

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

Members Present

Mary Ruffins, Chairman
Christopher Washington, Secretary #►#
Bessie Smith
Mary Wilson
Dale Colvin
Larry Ferdinand
Lea Desmarteau

#►# Left prior to voting so recorded as absent

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Ron Tisdale, Office Specialist

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Winzer Andrews, Vice Chairman
Desi Sprawls

Others Present

Evelyn Kelly, Asst. City Attorney
Robert Westerman, Asst. City Engineer
Sam Jenkins, City Council
Joe Shyne, City Council
Ken Epperson, Parish Commission
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

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DRAFT

CASE NO. C-67-11: 9125 & 9129 Mansfield Rd
SAM P. GAUTIER, D.D.S.

Same

SE corner of Mansfield Road and Hoyte Drive

B-1 to B-2

Pet grooming or other uses permitted within this zoning classification

Representative and/or support:

Dr. Sam Gautier (3705 Bledsoe Road, Keithville, LA 71047)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.